



**Lea Combe, Axminster EX13 5LJ**



**welcome to**

## **Lea Combe, Axminster**

Three bedroom semi-detached home with garage and driveway, offered for sale with NO ONGOING CHAIN

### **Entrance Hallway**

Entered via uPVC double glazed door with glass panel inserts, uPVC double glazed window to front, radiator, ceiling light points, stairs rising to first floor

### **Lounge**

22' 9" x 12' 3" max ( 6.93m x 3.73m max )  
Dual aspect with uPVC double glazed windows to front and rear, radiators, ceiling light points

### **Kitchen**

11' 8" max x 10' 7" ( 3.56m max x 3.23m )  
uPVC double glazed window to rear, wooden door with glass panel inserts leading to lean-to, range of wall and base units with worksurface over, space and plumbing for a range of domestic appliances, radiator, ceiling light point, storage cupboard under-stairs

### **Lean-To**

20' 4" x 5' 1" ( 6.20m x 1.55m )  
uPVC double glazed doors to front and rear, with door opening into garage, ceiling light point

### **Cloakroom**

uPVC double glazed opaque window to rear aspect, low level WC, ceiling light point

### **Landing**

uPVC double glazed window to side aspect, built-in storage cupboard, access to loft via hatch, ceiling light point

### **Bedroom One**

13' 6" x 9' 6" max ( 4.11m x 2.90m max )  
uPVC double glazed window to front aspect, radiator, ceiling light point

### **Bedroom Two**

9' 5" x 8' 9" ( 2.87m x 2.67m )  
uPVC double glazed window to rear aspect, built in wardrobes, radiator, ceiling light point

### **Bedroom Three**

9' 5" max x 9' 4" ( 2.87m max x 2.84m )  
uPVC double glazed window to front aspect, radiator, ceiling light point

### **Bathroom**

uPVC double glazed opaque glass window to rear aspect, panel bath with shower over, low level WC, wash hand basin, radiator, ceiling light point

### **Garage**

16' 6" x 8' ( 5.03m x 2.44m )  
Up and over door to driveway, access into house via Lean-To, power and lighting

### **Rear Garden**

Enclosed rear garden, mainly laid to lawn with patio seating area, range of plants and shrubs, brick shed, gated access to front of property





***view this property online*** [fox-and-sons.co.uk/Property/AXM104673](https://fox-and-sons.co.uk/Property/AXM104673)



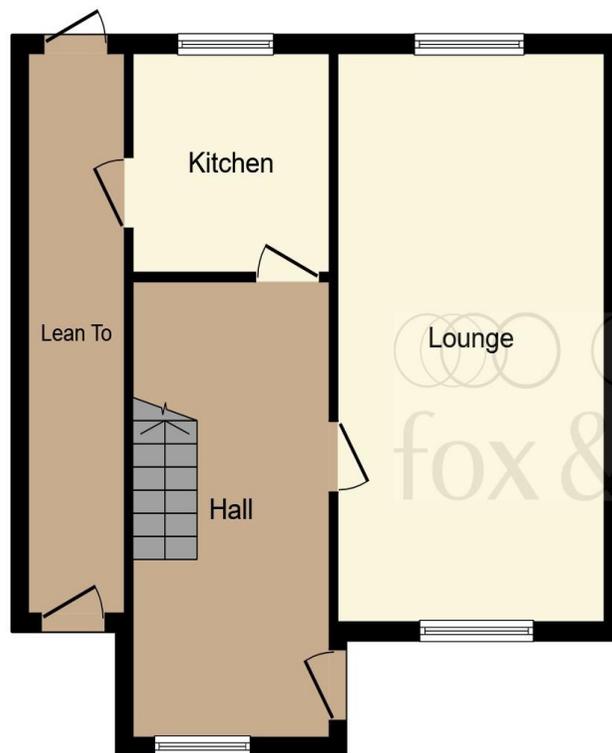
welcome to

## Lea Combe, Axminster

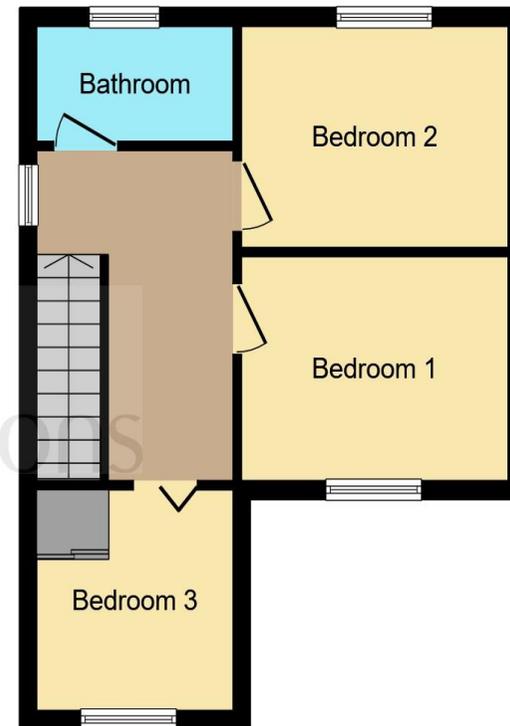
- COUNCIL TAX BAND = C
- NO ONGOING CHAIN
- GARAGE
- ENCLOSED REAR GARDEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

**£250,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [fox-and-sons.co.uk/Property/AXM104673](http://fox-and-sons.co.uk/Property/AXM104673)



Property Ref:  
AXM104673 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)